

**MLS Building Audit Program - Details**

**Property Address : 280 MORNINGSIDE AVE**

Legal Description: CON 1 PT LOT 11 AND PLAN 64R2070 PART 2

Roll No. : 1901092120032000000

Building : **280 MORNINGSIDE AVE**

**Report Date : January 18, 2019**

**Building Audit Date : June 02, 2011**

**\*\* Please Note \*\***

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to January 18, 2019

**Part I - Building Audit Activity Summary :**

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	11 215282 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Jun-11	31-JUL-12	100.00%
2	Property Standards	11 217663 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jun-11	20-SEP-11	100.00%
3	Property Standards	11 217670 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Jun-11	30-SEP-11	100.00%

**Note :** N/A\* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.  
 N/A\*\* - Not Applicable. For these Notices/Orders partial compliance is not valid.

## Part II - Building Audit Details for Property Standards Orders :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 217670 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Jun-11	30-SEP-11	30-Sep-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
2	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not impervious to water. Namely concrete deterioration and exposed re-bar on ledge beam.	Underground Parking Area	Closed
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely paint deterioration	Underground Parking Area	Closed
5	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks . Namely concrete deterioration	Underground Parking Area	Closed
6	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely concrete and paint deterioration	Underground Parking Area	Closed
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
8	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
9	The electrical connections are not maintained in good working order. Namely open boxes	Underground Parking Area	Closed
10	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Closed
11	The plumbing system is not kept in good working order. Namely rusted plumbing fixtures/pipes.	Underground Parking Area	Substantially Co
12	The floor drain is not maintained in good repair. Namely missing drain cover.	Underground Parking Area	Closed
13	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
14	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
15	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
16	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
17	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
18	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely concrete deterioration.	Underground Parking Area	Closed
19	Door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Underground Parking Area	Closed
20	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
21	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely graffiti on walls	Underground Parking Area	Closed
22	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed

23	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. Namely damaged ventilation grill	Underground parking garage	Closed
24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 217663 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jun-11	20-SEP-11	30-Sep-13

No. of defects contained within the Order : **44**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres to include installation of window air conditioner units	Exterior	Closed
2	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
3	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
4	The electrical fixtures are not maintained in a safe and complete condition. Namely electrical fixture with temporary wiring	Exterior Of Building	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely remove old wiring/electrical system at ramp	Exterior Of Building	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Exterior Of Building	Closed
7	The electrical fixtures are not maintained in good working order.	Exterior Of Building	Closed
8	The electrical fixtures are not maintained in good working order. Namely damaged lens cover. and fixture.	Exterior Of Building	Closed
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
10	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely concrete deterioration.	Exterior Of Building	Closed
11	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively .Namely swing in the play area, not maintained. Namely remove all dean branches.	Exterior Of Building	Closed
12	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair .Namely paint and concrete deterioration on underside of balcony.	Exterior Of Building	Substantially Co
13	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition. Namely temporary structure on balcony.	Exterior Of Building	Substantially Co
14	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition. Namely pigeon screen	Exterior Of Building	Closed
15	The exterior walls and their components are not being maintained in good repair. Namely lime deposits and stains on walls	Exterior Of Building	Closed
16	The exterior walls and their components are not being maintained in good repair. Namely spalling brick.	Exterior Of Building	Substantially Co
17	The exterior walls and their components are not being maintained in a weather tight condition. Namely loose brick and mortar at both north and south exit stairwells	Exterior Of Building	Substantially Co
18	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely flashing not secured	Exterior Of Building	Substantially Co
19	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
20	Exterior garbage containment area not screened.	Exterior Of Building	Closed
21	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Substantially Co
22	Exterior yard surface and/or similar areas not maintained. Namely missing ground cover, not level to side walk	Exterior Of Building	Substantially Co
23	Exterior yard surface and/or similar areas not maintained, namely remove deteriorated concrete in play area.	Exterior Of Building	Substantially Co

24	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device. Namely markings not visible at pedestrian crossing	Exterior Of Building	Closed
25	The retaining wall is not being maintained in good repair. Namely retaining wall impervious to water and concrete deterioration.	Exterior Of Building	Substantially Co
26	The retaining wall is not being maintained in good repair. Namely concrete deterioration and exposed re-bar.	Exterior Of Building	Substantially Co
27	The retaining wall is not being maintained in good repair. Namely concrete deterioration	Exterior Of Building	Substantially Co
28	Exterior steps not maintained. Namely concrete deterioration	Exterior Of Building	Closed
29	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion. Namely tree stump and all dead branches.	Exterior Of Building	Closed
30	Exterior walkway not maintained. Namely cracks on walkway	Exterior Of Building	Substantially Co
31	Exterior walkway not maintained. Namely broken patio stones	Exterior Of Building	Substantially Co
32	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rusted/damaged railing and pickets	Exterior Of Building	Substantially Co
33	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior Of Building	Closed
34	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters	Exterior Of Building	Closed
35	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
36	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres, to included installation of window air conditioner units.	Exterior Of Building	Closed
37	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rusted handrail and mounting bases.	Exterior Of Building	Closed
38	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
39	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
40	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged ventilation housing.	Exterior Of Building	Closed
41	The ventilation system or unit is not regularly cleaned.	Exterior Of Building	Closed
42	Exterior window or skylight not maintained in good repair. Namely clean all windows and window frames	Exterior Of Building	Substantially Co
43	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Closed
44	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 215282 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Jun-11	31-JUL-12	31-Jan-13

No. of defects contained within the Order : **72**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely replace tiles where damaged.	Basement	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
4	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely repair washroom to include sink .	Basement	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Boiler Room	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing cinder block in wall.	Boiler Room	Closed
7	The electrical receptacle are not maintained in a safe and complete condition. Namely open cable boxes.	Boiler Room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely remove brackets from ceiling.	Boiler Room	Closed
9	Wall(s) not maintained clean.	Compactor Room	Closed
10	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint walls.	Compactor Room	Closed
11	The ventilation system or unit is not regularly cleaned.	Compactor Room	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
13	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely Fire exit sign not in working condition.	Compactor Room	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical Room	Closed
15	Wall(s) constructed for the purpose of separation is not of a gas tight construction.	Electrical Room	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Elevator	Closed
17	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint elevator room door on both sides.	Elevator	Closed
18	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint elevator ceilings	Elevator	Closed
19	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely elevator floors have cracked tiles.	Elevator	Closed
20	Elevator(s) is not maintained in a clean condition. Namely elevator fans are dirty	Elevator	Closed
21	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Elevator	Closed
22	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Elevator	Closed
23	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Elevator	Closed
24	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely replace missing tiles in garbage chute rooms where required.	Garbage Room	Closed
25	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely tiles damaged or broken.	Garbage Room	Closed

26	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing handle.	Garbage Room	Closed
27	Interior lighting fixtures or lamps are not maintained. Namely missing lenscovers.	Laundry Room	Closed
28	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
29	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely both taps are blue in colour.	Laundry Room	Closed
30	Laundry room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely plug taped to electrical socket.	Laundry Room	Closed
31	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean and clear.	Laundry Room	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint doors.	Laundry Room	Closed
33	The heating system or unit is not in good repair and maintained in good working condition. Namely missing radiator cover.	Laundry Room	Closed
34	The ventilation system or unit is not regularly cleaned.	Laundry Room	Substantially Co
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely fill in holes by wiring, replace damaged and missing tiles.	Laundry Room	Substantially Co
36	Interior lighting fixtures or lamps have not been installed. Namely light bulbs burnt out.	Office	Closed
37	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely Roof door defaced.	Roof Of Building	Closed
38	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door leading to roof access damaged.	Roof Of Building	Closed
39	The ventilation system or unit is not regularly cleaned.	Room	Closed
40	The ventilation system or unit is not regularly cleaned.	Room	Closed
41	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
42	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
43	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover.	Room	Closed
44	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Room	Closed
45	The ventilation system or unit is not regularly cleaned.	Room	Closed
46	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincovers.	Room	Closed
47	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Room	Closed
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Room	Closed
49	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint walls.	Room	Closed
50	Interior lighting fixtures or lamps are not maintained. Namely replace lenscovers.	Room	Closed
51	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and missing coverplates.	Room	Closed
52	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates.	Room	Closed
53	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
54	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely stairwell where required	Stairway	Closed
55	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
56	The ventilation system or unit is not regularly cleaned.	Storage Room	Closed
57	The ventilation system or unit is not regularly cleaned. Namely clean all vents. To include all service rooms and garbage chutes.	Throughout Building	Closed
58	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely only half of the vents working..	Throughout Building	Closed
59	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing dampers,	Throughout Building	Closed

60	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely both exit doors at both ends of hallway.	Throughout Building	Closed
61	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely repaint hallways where required.	Throughout Building	Closed
62	The electrical connections are not maintained in a safe and complete condition. Namely open boxes in electrical closets.	Throughout Building	Closed
63	The electrical receptacle are not maintained in a safe and complete condition. Namely missing coverplates to include all service rooms and storage areas..	Throughout Building	Closed
64	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
65	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
66	The light standard(s) supporting artificial light is not kept in a safe and clean condition. Namely lights with insects in them.	Throughout Building	Closed
67	Interior lighting fixtures or lamps are not maintained. Namely broken , damaged or missing light fixtures where required. To include all maintenace rooms and service rooms.	Throughout Building	Closed
68	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
69	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling tiles must be replaced where required.	Throughout Building	Closed
70	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint unit doors where required.	Throughout Dwelling Unit	Closed
71	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and missing coverplates.		Closed
72	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.		Closed



### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
Number of investigation-related Orders issued to Property owner :	0
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**